

RBFB - Glass Door Maintenance Recommendations

Listed below is a general set of guidelines we use to inspect entrance doors. Please bear in mind that the more use an entrance gets the more often the entrance should be inspected.

#1: Talk to the tenants that use the door on a daily basis for any concerns or intimate problems they are experiencing with the entrance.

#2: Stand back and take a good visual of the door. It should be hanging true in the opening, not dragging at the head or the floor.

#3: Operate the door to verify it swings freely without binding and listen to see if any noise is coming from the operation of the door.

#4: Inspect both surfaces and all exposed edges of the glass for possible chips and scratches.

#5: While holding the door open at approximately 75 degrees quickly move the door back and forth a few degrees while looking at the top patch. What you are looking for while doing this is excessive movement in the top patch and or movement of the closer in the header.

#6: While holding the door open at 90 degrees push and pull on the edge of the glass (not the pull handle) at approximately 60" A.F.F. this is to verify that there is no end play in the top patch fitting.

#7: While holding the door open at 90 degrees push and pull on the edge of the glass (not the pull handle) at approximately 24" A.F.F. this is to verify that there is no end play in the bottom pivot.

#8: Check the doorstop mounted to the header for verification that it is secure and that the rubber bumpers that contact the glass are in place and not damaged.

#9: While the door is open at 90 degrees grasp the inside handle and lightly pull on it while holding the door glass to verify that the handle is secure on the glass / repeat the on the outside handle.

#10: Verify that the keyed cylinder and thumb-turn are secure and operate properly.

#11: Check the bottom rail for loose or damaged end caps and face clads.